



**US Army Corps  
of Engineers**

Louisville District ®

# Public Notice

Public Notice No.  
LRL-2017-1110-pjl

Open Date:  
05 Dec 2017

Closing Date:  
04 Jan 2018

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Please address all comments and inquiries to:  
U.S. Army Corps of Engineers, Louisville District  
ATTN: Pam Loeffler, CELRL-RDS, Rm 752  
P.O. Box 59  
Louisville, Kentucky 40201-0059

Phone: 502-315-6693

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This notice announces an application submitted for a Department of the Army (DA) Permit, subject to Section 404 of the Clean Water Act:

**APPLICANT:** SIF Louisville, LLC  
c/o Stoltz Real Estate Partners  
725 Conshohocken Sate Road  
Bala Cynwyd, PA 19004

**AGENT:** Redwing Ecological Services, Incorporated  
1139 South Fourth Street  
Louisville, KY 40203

**LOCATION:** Forested wetlands situated on the Renaissance Business Center property located northeast of the National Turnpike and KY841 (Gene Snyder Freeway) interchange in southern Jefferson County, Kentucky

Latitude: 38.119257  
Longitude: -739447  
7.5 Minute Quad: Brooks, KY

**PURPOSE:** To expand the warehouse at the Renaissance Business Center to increase distribution capacity

**DESCRIPTION OF WORK:** The proposed expansion site is situated on approximately 11 acres within the Renaissance Business Center (RBC). The applicant proposes the construction of a warehouse addition, parking area, and associated infrastructure on the east end of the existing building. An additional 105,000 square feet of warehouse space would be added to the existing 325,000 square-foot building. The proposed construction would result in the discharge of fill material into of 3.50 acres of forested wetlands.

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**AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES:** The proposal would avoid approximately 5 acres of forested wetlands contained within the project site. The applicant proposes to mitigate for unavoidable impacts to 3.50 acres of forested wetlands through the purchase of 10.5 wetland adjusted mitigation units (AMUs) from the Kentucky Department of Fish and Wildlife Resources In-Lieu Fee Program.

It is noted that this proposed mitigation plan is open to comment and subject to change. The Corps will make a determination of appropriate mitigation, upon review of all submitted information.

**REVIEW PROCEDURES:** A DA Permit cannot be issued if any legally required Federal, State, or local authorization or certification is denied. A DA permit, if otherwise warranted, will not be issued until a State of Kentucky Water Quality Certification or waiver is on file at this office. In order to comply with Section 401 of the Clean Water Act, the applicant must apply for State certification from the Kentucky Energy and Environment Cabinet Division of Water (KDOW).

Copies of this notice are sent to the appropriate Federal and State Fish and Wildlife Agencies. Their views and comments are solicited in accordance with the Fish and Wildlife Coordination Act of 1956. Based on available information, the proposed activity will not destroy or endanger any Federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act, and therefore, initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. A request for a public hearing must state the specific interest which might be damaged by issuance of the DA Permit.

The National Register of Historic Places has been examined, and it has been determined that there are no properties currently listed on the Register which would be directly affected by the proposed work. If we are made aware, as a result of comments received in response to this notice, or by other means, of specific archaeological, scientific, prehistoric, or historical sites or structures which might be affected by the proposed work, the District Engineer will immediately take the appropriate action necessary pursuant to the National Historic Preservation Act of 1966 – Public Law 89-665 as amended (including Public Law 96-515).

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered; among those are conservation, economics, aesthetic values, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use, navigation, recreation, water supply, water quality, energy needs, safety, food production, and in general, the needs and welfare of the public. In addition, the evaluation of the impact of the activity on the public interest will include application of the guidelines (40 CFR Part 230) promulgated by the Administrator, United States Environmental Protection Agency, under authority of Section 404(b) of the CWA.

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The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. It is presumed that all interested parties and agencies will wish to respond; therefore, a lack of response will be interpreted as meaning that there is no objection to the proposed project. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Written statements received in this office on or before the closing date will become a part of the official record and will be considered in the determination on this permit request. Any objections which are received during this period will be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. A permit will be granted unless its issuance is found to be contrary to the public interest.

Information pertaining to this application is available for public examination during normal business hours upon prior request. Drawings are available on Louisville District's Internet site at <http://www.lrl.usace.army.mil/Missions/Regulatory.aspx>. All comments regarding this proposal should be addressed to Pam Loeffler, CELRL-RDS at the address noted above and should refer to the Public Notice Number LRL-2017-1110-pjl.

If you desire to submit your comments by email, you must comply with the following:

a) In the subject line of your email, type in **ONLY** the Public Notice ID No. LRL-2017-1110-pjl

Example:

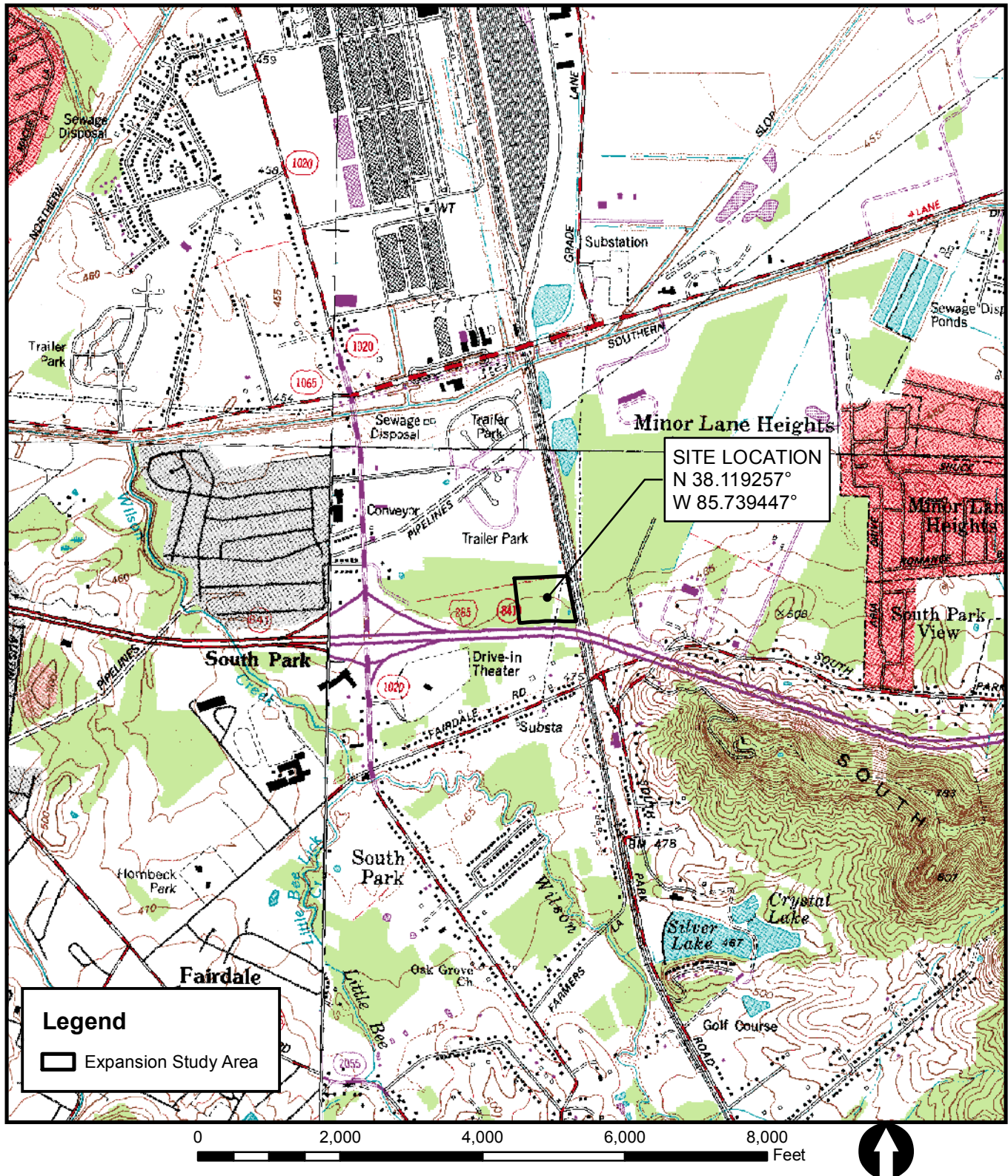
Subject: LRL-2017-1110-pjl

b) Provide your physical mailing address and telephone number.

c) Send your email to: [lrl.regulatorypubliccomment@usace.army.mil](mailto:lrl.regulatorypubliccomment@usace.army.mil)

d) If you are sending attachments greater than 1 Mb in size with your email, you must send a hard copy (CD or paper) to the Corps' physical address as well.

Source: USGS 7.5-minute Topographic Map - Brooks, Valley Station, Louisville West, Louisville East, Kentucky Quadrangles.



RENAISSANCE BUSINESS  
CENTER EXPANSION  
JEFFERSON COUNTY, KENTUCKY



SITE LOCATION MAP  
COE Public Notice LRL-2017-1110

REVISED DATE: 09-14-17 DRAWN BY: BGC/BJD

FIGURE 1



Source: World Imagery - Esri and the GIS User Community (2016).



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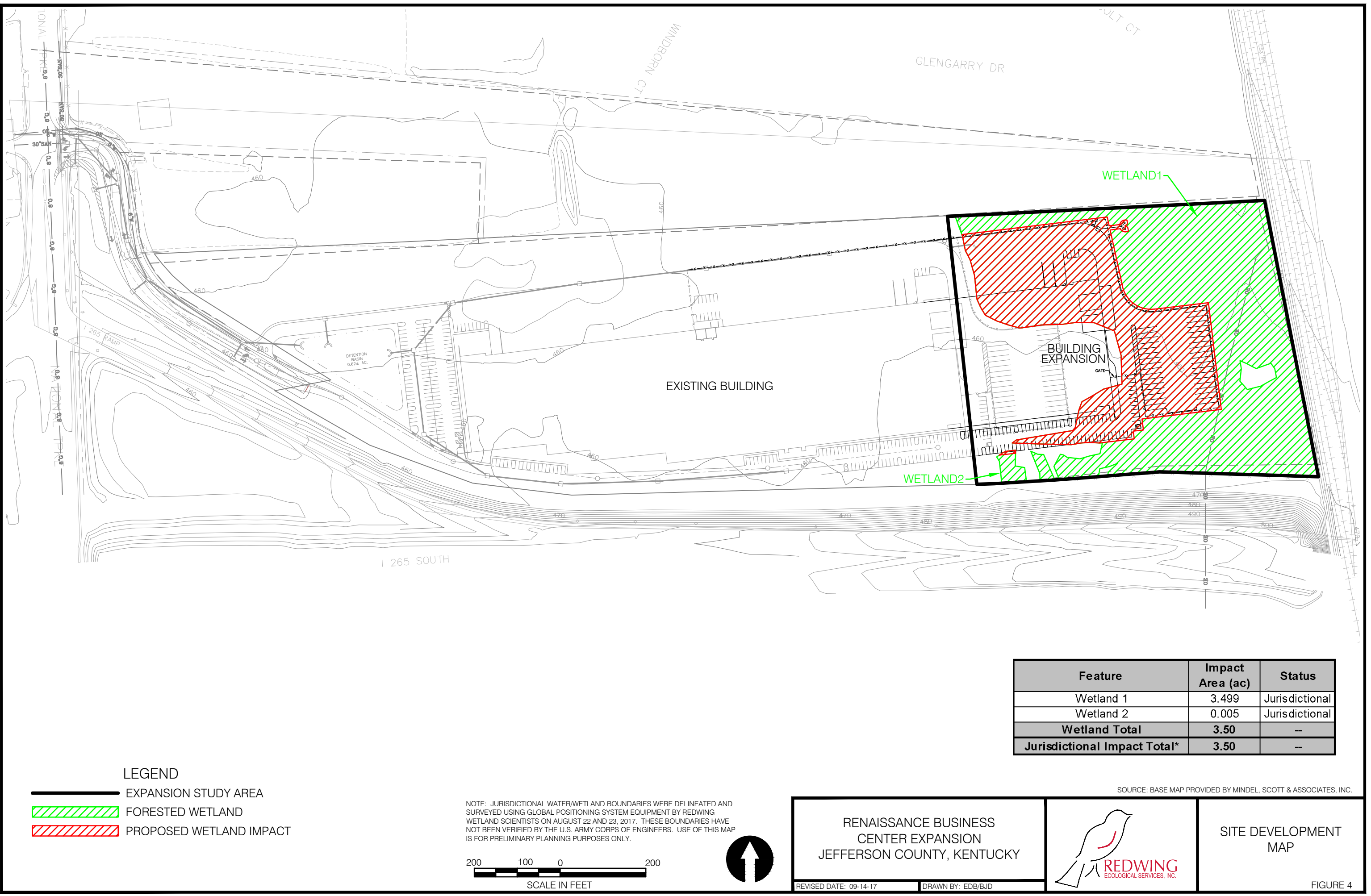
AERIAL PHOTOGRAPH MAP  
COE Public Notice LRL-2017-1110

REVISED DATE: 09-14-17 DRAWN BY: BJD/EDB

FIGURE 2



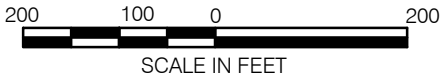
P:\2016 Projects\16-182-Renaissance Building\Figures\RW-16-182 SitePlan Updated, Site Development Map, Eric Bowman, 9/14/2017 4:45 PM



LEGEND

- EXPANSION STUDY AREA
- FORESTED WETLAND
- PROPOSED WETLAND IMPACT

NOTE: JURISDICTIONAL WATER/WETLAND BOUNDARIES WERE DELINEATED AND SURVEYED USING GLOBAL POSITIONING SYSTEM EQUIPMENT BY REDWING WETLAND SCIENTISTS ON AUGUST 22 AND 23, 2017. THESE BOUNDARIES HAVE NOT BEEN VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS. USE OF THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY.



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SITE DEVELOPMENT  
MAP

| Feature                             | Impact Area (ac) | Status         |
|-------------------------------------|------------------|----------------|
| Wetland 1                           | 3.499            | Jurisdictional |
| Wetland 2                           | 0.005            | Jurisdictional |
| <b>Wetland Total</b>                | <b>3.50</b>      | —              |
| <b>Jurisdictional Impact Total*</b> | <b>3.50</b>      | —              |

SOURCE: BASE MAP PROVIDED BY MINDEL, SCOTT & ASSOCIATES, INC.

FIGURE 4

Source: World Imagery - Esri and the GIS User Community (2016); Line work provided by Mindel, Scott & Associates, Inc.



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INDIANA AND NORTHERN  
LONG-EARED BAT SUMMER  
HABITAT IMPACT MAP

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FIGURE 8

REVISED DATE: 09-13-17

DRAWN BY: SCB